

PH # 1



CITY COUNCIL AGENDA REPORT

MEETING DATE: APRIL 3, 2007

ITEM NO:

ATTACHMENT 4

SUBJECT: REZONE R-07-01
2089 AND 2099 HARBOR BOULEVARD AND 511 HAMILTON STREET

DATE: MARCH 22, 2007

FROM: DEVELOPMENT SERVICES DEPARTMENT – PLANNING DIVISION

PRESENTATION BY: MEL LEE, AICP, SENIOR PLANNER

FOR FURTHER INFORMATION CONTACT: MEL LEE, AICP, SENIOR PLANNER (714)754-5611

RECOMMENDED ACTION

Give first reading to the attached ordinance, which rezones the subject property from C2 (General Commercial) to PDC (Planned Development Commercial).

BACKGROUND

The subject site consists of three lots located at the southwest corner of Hamilton Street and Harbor Boulevard. It is zoned C2 (General Business District) with a General Plan designation of General Commercial. The properties to the north (across Hamilton Street), east (across Harbor Boulevard), and south are all commercially zoned and developed. Properties to the west consist of an automotive repair shop and community garden on Hamilton Street and apartments across Charle Street. The existing developments on the properties are as follows:

2089 Harbor	Automotive repair shop that was established prior to City's incorporation. It has a rear storage/parking lot area that abuts Charle Street.
2099 Harbor	Approximately 8,500 square foot medical building constructed in 1961.
511 Hamilton	Vacant. Formerly substandard housing with repair shop (demolished in 2003).

The applicant proposes to combine the subject lots into one development lot and to rezone the site to PDC to accommodate a residential project at the rear with access from Charle Street and commercial use along Harbor Boulevard. On March 12, 2007, Planning Commission recommended to City Council that the proposed rezone ordinance be adopted on a 5-0 vote.

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PUBLIC SERVICES

(13)

ANALYSIS

ZONING CONFORMITY

The combined lot size is approximately 1.9 acres, which exceeds the minimum 1-acre lot area required by the Zoning Code for a rezone to PDC. The PDC zone is intended for commercial establishments to serve adjacent residential areas, as well as the entire community and region. It also allows residential as a complementary use. The proposed zone and use of the site is compatible with surrounding properties. Specifically, the commercial component of the project will be located along Harbor Boulevard, which is a commercial corridor, and the residential component will be oriented towards other residential developments on Charle Street. The future commercial uses will also serve the adjacent residential areas and the community.

The maximum residential density allowed within the PDC zone is 20 dwelling units per acre, which is consistent with existing residential project across Charle Street. If the rezone is approved by City Council, the future development of the site will be required to comply with all applicable Code standards and requires a separate master plan application and public hearing before Planning Commission.

GENERAL PLAN CONFORMITY

The proposed PDC zone is consistent with the property's existing General Commercial General Plan Land Use Designation. This designation is intended to permit a wide range of commercial uses and complementary residential uses through the Planned Development process. The proposal is also consistent with General Plan Land Use goals and objectives that encourage lot combination (LU-1C.5), opportunities for the development of well planned and designed projects which provide for the development of compatible uses within a single project (LU-1F.5), housing and employment opportunities within planned development areas (LU-1A.5), and density that can be supported by existing infrastructure and is compatible with surrounding uses (LU-1F.4).

ALTERNATIVES CONSIDERED

Council may choose to do either of the following:

1. Approve the rezone as recommended by the Planning Commission; or
2. Take no action on the draft ordinance and, thereby, retain the City's current C2 zoning designation for the property.

FISCAL REVIEW

Fiscal review is not required.

LEGAL REVIEW

The draft ordinance has been approved as to form by the City Attorney's Office.

ENVIRONMENTAL REVIEW

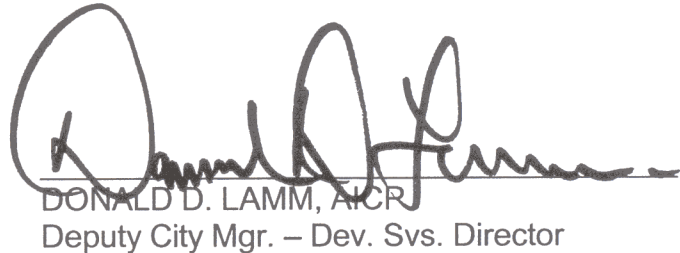
Pursuant to Section 15332 (In-Fill Development Projects) of the California Environmental Quality Act (CEQA) Guidelines, this project is exempt from CEQA.

CONCLUSION

The Planning Commission found that the proposed rezone is consistent with the General Plan and Zoning Code. The PDC zone can be supported by existing infrastructure and is compatible with existing commercial and residential properties in the vicinity.



WENDY SMITH
Associate Planner



DONALD D. LAMM, AICP
Deputy City Mgr. – Dev. Svs. Director

Attachments: Draft Ordinance
Minutes of Planning Commission meeting of March 12, 2007
Planning Commission Staff Report
Planning Commission Resolution

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Anna Lauri
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1234 E. 17th Street
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File: 040307R0701	Date: 032207	Time: 3:15 p.m.
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EXHIBIT "1" – ZONING MAP

